



GLPC AGENDA ITEM # 5
FEBRUARY 26, 2024

Annexation Request by Stateline Investment Management LLC
File #: VA-2024-04

Stateline Investment Management LLC, represented by Jason Glas and Bobby Diaz, is requesting to annex 26.66 acres into the City of Valdosta. The subject property is located at 4081 Mt Zion Church Road, which is along the north side of the road, about 2,300 feet east of the intersection with Jaycee Shack Road and diagonally across from the intersection with Hayes Road. The property currently contains a single-family residence. The applicant is proposing to redevelop the entire property as a conventional single-family subdivision with about 52 homes. The applicant is requesting annexation in order to receive City utilities and other City services to support the proposed development. Concurrent with the annexation, the applicant is also requesting Rezoning of the property (file # VA-2024-03). ** See previous Agenda items for further details and discussion of the existing zoning patterns, and proposed rezoning request.

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan. There is currently no proposed change to this Character Area designation as a result of annexation.

The subject property is contiguous to the existing Valdosta city limits and it is fully eligible for annexation into Valdosta. This annexation request has been properly noticed to Lowndes County pursuant to State law and to date, there have been no land use disputes raised by the County as part of the request. The applicant's proposal for an all-residential development fits in well with both the zoning and development patterns of the area, and the City of Valdosta is currently the only nearby provider of sufficient water/sewer services necessary to accommodate the scope of this development.

Staff Recommendation: Find the annexation request consistent with the Comprehensive Plan, and recommend approval to the City Council.